



OVER 270 ACRES

START-UP NY COMES TO STEWART INTERNATIONAL AIRPORT

- Over 270 acres of prime industrial/commercial land at Airport now available for fast-track development
- Eligible for generous Start-Up NY program incentives

NEWBURGH / NEW WINDSOR, ORANGE COUNTY, NY

For further information, please contact our exclusive agents:



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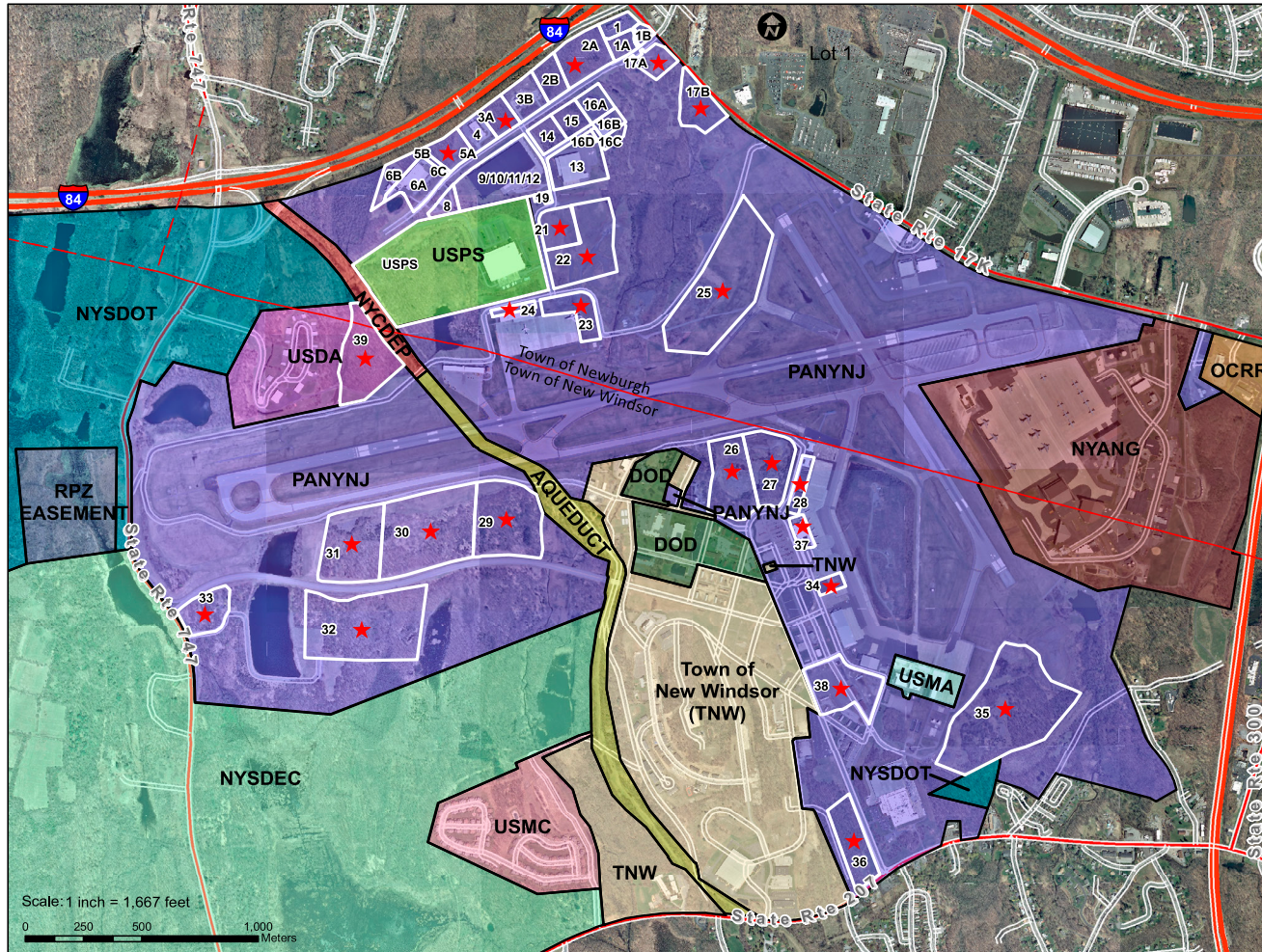
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

SUBDIVIDABLE TRACTS WITH TOTAL OF OVER 270 ACRES

SUITABLE FOR INDUSTRIAL AND OFFICE DEVELOPMENT



★ PROPOSED SITE LOCATIONS

- Industrial Park fronts on Airport's four-lane main access road
- Less than 1/2 mile to Interstate 84 Exit 5A, and only 4 minute drive to N.Y. Thruway Exit 17
- Expedited site plan approvals obtained directly from Port Authority
- Up to 6 megawatts of electricity at 13,200 volts immediately available
- High pressure natural gas immediately available

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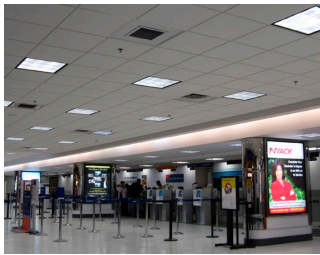
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STEWART INTERNATIONAL AIRPORT IN NEWBURGH/NEW WINDSOR, ORANGE COUNTY, NY

- 60 quick miles north of NYC at intersection of N.Y. State Thruway (I-87) and Interstate 84
- 250-mile radius includes Philadelphia, Baltimore, Washington, D.C., Buffalo, Boston, Toronto and Montreal
- Airport owned by NY State and operated by Port Authority of NY & NJ
- Modern passenger terminal serves Jet Blue, Allegiant, Delta Connection, and US Airways Express
- Airport has extensive air cargo facilities which handle express package services, mail, oversized freight, and livestock
- Animal import services and US Dept. of Agriculture inspection facility



STEWART AIRPORT AREA HAS BECOME MAJOR HUB FOR MANUFACTURERS AND DISTRIBUTION

- Well-educated and ample skilled workforce available
- Ample semi-skilled workforce nearby
- U.S. Mail and Federal Express have major regional facilities at Stewart Airport
- YRC Freight and other long-distance and LTL freight firms have hubs nearby

Major manufacturers within 5-miles include

- METAL CONTAINER CORPORATION/ANHEUSER-BUSCH 350,000 SF
- LSI LIGHTRON 250,000 SF
- HUNTER PANEL/CARLISLE 360,000 SF
- MAJOR DISTRIBUTION CENTERS/WAREHOUSES WITHIN 5-MILES INCLUDE HOME DEPOT 800,000 SF
- STAPLES INC. 850,000 SF
- CARDINAL HEALTHCARE 750,000 SF
- UNFI 500,000 SF
- C&S 505,000 SF

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